



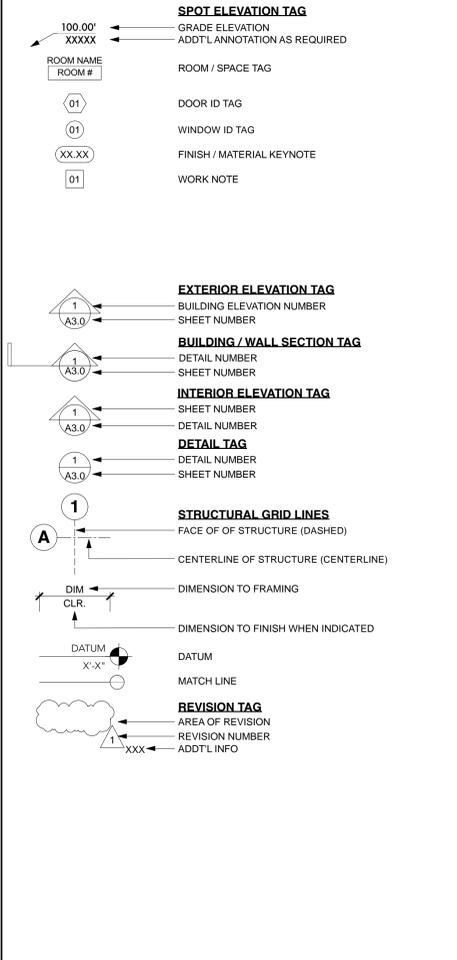
Casa LoBello

ABBREVIATIONS

The following abbreviations are applicable to the architectural sheets. See symbol and legend information on mechanical, plumbing, and electrical plans for abbreviations applicable to those drawings.

1	ANGLE	JAN	JANITOR
c	CENTERLINE	JST	JOIST
Ø	DIAMETER	JT	JOINT
A.B.	ANCHOR BOLTS	K.D.	KILN DRIED
AC.	ASPHALT CONCRETE	KIT.	KITCHEN
ACOUS.	ACOUSTICAL	LAB.	LABORATORY
A.D.	AREA DRAIN	LAM.	LAMINATE
ADJ.	ADJUSTABLE	LAV.	LAVATORY
AGGR.	AGGREGATE	LB.	POUND
AL.	ALUMINUM	LEDGR.	LEDGER
ALT.	ALTERNATE	L.F.	LINEAR FOOT
ANOD.	ANODIZED	L.H.	LEFT HAND
APRX.	APPROXIMATE	LIN.	LINEAR
ARCH.	ARCHITECTURAL	LOCKER	LOCKER
ASB.	ASBESTOS	L.L.	LIVE LOAD
ASPH.	ASPHALT	LOC.	LOCATION
ASSY.	ASSEMBLY	LT.	LIGHT
BD.	BOARD	L.T.W.	LIGHTWEIGHT
BETW.	BETWEEN	LTC.	LIGHTING
BEV.	BEVEL	MAX.	MAXIMUM
BETUM.	BUTYLINOUS	M.B.	MASONRY
BLDG.	BUILDING	M.C.	MACHINE BOLT
BLK.	BLOCK	M.C.B.	MEDICINE CABINET
BLKG.	BLOCKING	MECH.	MECHANICAL
BLM.	BEAM	MEMB.	MEMBRANE
B.N.	BOUNDARY NAILING	MEZZ.	MEZZANINE
BOT.	BOTTOM OF	M.F.	MANUFACTURER
BOTM.	BOTTOM	M.H.	MANHOLE
BRG.	BEARING	MIL.	MINIMUM
BSMT.	BASEMENT	MIR.	MIRROR
B.U.	BUILT-UP	MISC.	MISCELLANEOUS
CAB.	CABINET	M.L.W.K.	MILLWORK
C.B.	CATCH BASIN	MTC.	METAL CLINTING
CEM.	CEMENT	MTG.	METAL
CER.	CERAMIC	MTR.	MORTAR
C.F.	CUBIC FOOT	MUL.	MULLION
CHAM.	CHAMFER (ED)	N.	NORTH
C.I.P.	CAST-IN-PLACE	NI	NEW
C.J.	CORNER JOINT	N.A.	NOT APPLICABLE
C.L.	CEILING	NI.C.	NOT IN CONTRACT
CLKG.	CLADDING	NO.	NUMBER
CLR.	CLEAR	NO. OF #	NUMBER OF #
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CNTR.	COUNTER	O.	OVER
CO.	CASED OPENING	O.A.	OVERHALL
CLEANOUT		OBSC.	OBSCURE
COL.	COLUMN	OC.	ON CENTER
CONC.	CONCRETE	O.C.	OCCUPANT'S
CONN.	CONNECTION	O.D.	OUTSIDE DIAMETER
CONST.	CONSTRUCTION	OFF.	OFFICE
CONT.	CONTINUOUS	OPNG.	OPENING
COV.	COVER	OPPOS.	OPPOSITE
CPT.	CARPET	OVHD.	OVERHEAD
CSK.	COUNTERSUNK	PAR.	PARRALLEL
CSMT.	CASEMENT	PARTN.	PARTITION
CERAMIC TILE		PCF.	POUNDS PER CUBIC FOOT
CTR.	CENTER	PERF.	PERFORATE
C.Y.	CUBIC YARD	PERF.	PERFORATED
DBL.	DOUBLE	PLAM.	PLASTIC LAMINATE
DEMO.	DEMOLITION	PLAS.	PLASTIC
DEP.	DEPRESSION	PLBG.	PLUMBING
DEPT.	DEPARTMENT	PLF.	POLYESTER FIBER LINEAL FOOT
D.F.	DRINKING FOUNTAIN	PNT.	PANEL
D.H.	DOUBLE HUNG	PAIR	PAIR
DIA.	DIAMETER	PRCST.	PRECAST
DIAG.	DIAGONAL	PREFAB.	PREFABRICATED
DIM.	DIMENSION	DOWN	DOWN
DISP.	DISPENSER	DR.	DRY
D.L.	DEAD LOAD	DRN.	DRAIN
DN.	DOWN	DRY	DRY
DN.	DOWN	DTL.	DETAIL
DRAWER		DWR.	DRAINAGE
D.S.P.	DOWNSPOUT	D.S.P.	DOWNSPOUT
D.W.G.	DRY STANDPIPE	D.W.G.	DRAWING
D.W.G.	DRAWING	(E)	EXISTING
(E)	EXISTING	EA.	EAST
EA.	EAST	E.B.	EXPANSION BOLT
E.B.	EXPANSION BOLT	E.F.	EACH FACE
E.F.	EACH FACE	E.J.	EXPANSION JOINT
E.J.	EXPANSION JOINT	ELAST.	ELASTOMER
ELAST.	ELASTOMER	ELECT.	ELECTRICAL
ELECT.	ELECTRICAL	EMER.	EMERGENCY
EMER.	EMERGENCY	ENCL.	ENCLOSURE
ENCL.	ENCLOSURE	E.P.	ELECTRICAL PANELBOARD
E.P.	ELECTRICAL PANELBOARD	E.Q.	EQUAL
E.Q.	EQUAL	EQUIP.	EQUIPMENT
EQUIP.	EQUIPMENT	EQUIV.	EQUIVALENT
EQUIV.	EQUIVALENT	ESTM.	ESTIMATE
ESTM.	ESTIMATE	E.W.C.	ELECTRIC WATER COOLER
E.W.C.	ELECTRIC WATER COOLER	EXPO.	EXPOSED
EXPO.	EXPOSED	EXP.	EXPANSION
EXP.	EXPANSION	EXT.	EXTERIOR
EXT.	EXTERIOR	FA.	FIRE ALARM
FA.	FIRE ALARM	FAB.	FABRICATED(DI)ON
FAB.	FABRICATED(DI)ON	FD.	FLOOR DRAIN
FD.	FLOOR DRAIN	F.F.	FIRE FIGHTING
F.F.	FIRE FIGHTING	FEN.	FLOOR FINISH
FEN.	FLOOR FINISH	F.E.	FIRE EXTINGUISHER
F.E.	FIRE EXTINGUISHER	F.E.C.	FIRE EXTINGUISHER CAB.
F.E.C.	FIRE EXTINGUISHER CAB.	FF.	FINISH FLOOR
FF.	FINISH FLOOR	FGL.	FIBERGLASS
FGL.	FIBERGLASS	F.H.	FIRE HYDRANT
F.H.	FIRE HYDRANT	F.H.C.	FIRE HOSE CABINET
F.H.C.	FIRE HOSE CABINET	FIN.	FINISH
FIN.	FINISH	FIN. OF F.	FINISH OF F.
FIN. OF F.	FINISH OF F.	FLASH.	FLASHING
FLASH.	FLASHING	FLUOR.	FLUORESCENT
FLUOR.	FLUORESCENT	FL.	FIELD NAILING
FL.	FIELD NAILING	F.O.C.	FACE OF CONCRETE
F.O.C.	FACE OF CONCRETE	F.O.F.	FACE OF FINISH
F.O.F.	FACE OF FINISH	F.O.M.	FACE OF MASONRY
F.O.M.	FACE OF MASONRY	F.O.S.	FACE OF STUDS
F.O.S.	FACE OF STUDS	FIREPROF.	FIREPROOF
FIREPROF.	FIREPROOF	FT.	FOOT OR FEET
FT.	FOOT OR FEET	FURN.	FURNITURE
FURN.	FURNITURE	FURN.	FURNINGS
FURNINGS		FUT.	FUTURE
FUT.	FUTURE	FXTR.	FIXTURE
FXTR.	FIXTURE	GA.	GALVE
GA.	GALVE	G.B.	GRAB BAR
GALVE		G.C.	GENERAL
G.B.	GRAB BAR	G.I.	GALVANIZED IRON
G.C.	GENERAL	GL.	GLASS
G.I.	GALVANIZED IRON	GLB.	GLUED LAMINATED BEAM
GL.	GLASS	GND.	GROUND
GLB.	GLUED LAMINATED BEAM	GR.	GRADE
GND.	GROUND	GT.	GROUT
GR.	GRADE	GUT.	GUTTER
GT.	GROUT	GVL.	GRAVEL
GUT.	GUTTER	GYPB.	GYPSPUM BOARD
GVL.	GRAVEL	GYPB.D.	GYPSPUM BOARD
GYPB.	GYPSPUM BOARD	GYPPLAS.	GYPSPUM PLASTER
GYPB.D.	GYPSPUM BOARD	H.C.	HOSE BIBB
GYPPLAS.	GYPSPUM PLASTER	H.C.	HOLLOW CORE
H.C.	HOSE BIBB	HDR.	HARDWARE
H.C.	HOLLOW CORE	HDWR.	HARDWARE
HDR.	HARDWARE	HGR.	HANGER
HDWR.	HARDWARE	H.M.	HOLLOW METAL
HGR.	HANGER	HORIZ.	HORIZONTAL
H.M.	HOLLOW METAL	H.P.L.A.M.	HIGH PRESSURE LAMINATE
HORIZ.	HORIZONTAL	HR.	HOUR
H.P.L.A.M.	HIGH PRESSURE LAMINATE	HGT.	HEIGHT
HR.	HOUR	HTR.	HEATER
HGT.	HEIGHT	H.V.A.C.	HEATING/VENTILATING/
HTR.	HEATER	H.V.A.C.	AIR CONDITIONING
H.V.A.C.	HEATING/VENTILATING/	HYD.	HYDRAULIC
H.V.A.C.	AIR CONDITIONING	I.D.	INSIDE DIAMETER (DIM.)
HYD.	HYDRAULIC	IN.	INCHES
I.D.	INSIDE DIAMETER (DIM.)	INCL.	INCLUDE(D)ING
IN.	INCHES	INFC.	INFORMATION
INCL.	INCLUDE(D)ING	INSP.	INSPECT (IN)O(N)
INFC.	INFORMATION	INSUL.	INSULATION
INSP.	INSPECT (IN)O(N)	INT.	INTERIOR
INSUL.	INSULATION		
INT.	INTERIOR		

DRAWING SYMBOLS



GENERAL NOTES

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The Construction Documents are provided to illustrate the design desired and imply the finest quality workmanship throughout. Any design or detail which appears to be inconsistent with the above should be immediately brought to the attention of the Architect by the Contractor.

The Contractor shall verify all construction documents, site dimensions and conditions and shall notify the Architect of any discrepancies or inconsistencies prior to starting work.

Applicable trades shall use a common datum to be designated by the Contractor for all critical measurements. Do not scale drawings.

Specific notes and details shall take precedence over general notes and details.

During construction the Contractor shall provide fire extinguishers as required by the Field Inspector.

Wherever existing work is damaged by any other construction operation, it shall be repaired or replaced with new material to match existing as approved by the Architect.

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the Owner or its representative. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.

The Contractor shall verify location and clearance of all inserts and embedded items with all applicable drawings before pouring concrete.

The Contractor shall provide all necessary backing and framing for wall mounted items.

Wood in contact with concrete shall be pressure treated. All wood shall be a minimum of 6" above finish grade.

Glass and glazing shall conform to code and with U.S. Consumer Product Safety Commission requirements. Glazed openings in doors, adjacent to doors and within 18" of the adjacent floor shall be tempered glass approved for impact hazard. Glazing in shower and tub enclosures shall be tempered, laminated or approved plastic.

(2) layers of grade 'D' paper will be provided between all plywood shear panels or solid blocking and exterior left with plaster.

Fire dampers, smoke dampers and/or combination fire/smoke dampers shall be provided at fire rated walls and floor/ceilings as required per CBC 716.5.

Fire stops shall be located at the following locations per the CBC 717 requirements:
 a.) In concealed spaces of stud walls including furred spaces - at floor and ceiling levels and at 10 foot intervals along the length of the wall.
 b.) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 c.) In openings around vents, pipes, ducts, chimneys, and similar openings which afford a passage for a fire at ceiling and floor levels, with noncombustible materials.
 d.) In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of the stairs if the walls under the stairs are unfinished.

At exterior wall openings, flashing, counter flashing and expansion joint material shall be constructed in such a manner as to be weathertight.

EXTERIOR MATERIAL COLOR SCHEME

- Roof Material:
Existing-Mission tile
- Exterior Cladding:
Cement Plaster
(to Match Exist. texture) Paint-Dunn Edwards-Droplets LRV-83
- Exterior Exposed Doors & Windows:
Clad Color-match existing-dark bronze
- Gutters and downspouts-GI metal painted to match (E)
- Metal Trellis:
Paint-Dunn Edwards-DE6376 Looking Glass LRV-23

PROJECT DIRECTORY

Property Owner:
 Katie & John Carpenter
 820 Cima Linda Rd.
 Santa Barbara, CA 93108
 310-729-5887
 selbs@me.com

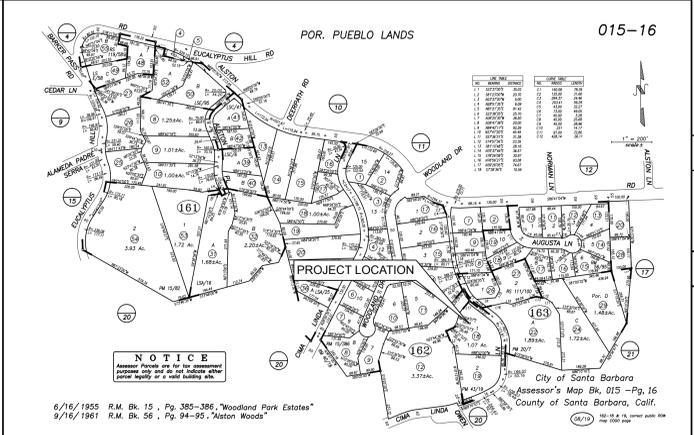
Architect:
 DesignARC, Inc.
 29 W. Calle Laureles
 Santa Barbara, CA 93105
 Phone: (805) 687-1525
 FAX: (805) 687-8715

Contact: Mark Shields
 Email: mshields@designarc.net

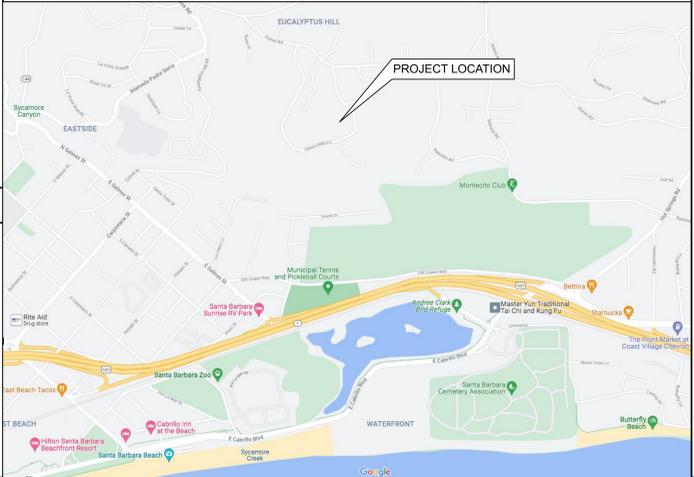
Geotechnical Engineer:
 Geosolutions
 Brad Bucher
 201 S. Milpas Unit 103
 Santa Barbara, CA 93103
 Phone: (805) 966-2200
 Email: brad@geosolutions.net

Historian:
 Jay Carlander Ph. D
 3617 Rockcreek Rd.
 Santa Barbara, CA 93105
 Phone: (805) 421-6857
 Email: jcarlander@gmail.com

TAX MAP



VICINITY MAP



SITE INFO / PROJECT DATA

Project Address: 820 Cima Linda Rd., Santa Barbara, CA 93108

APN : 015-162-018

Lot Area: 46,654 sf / 1.07 Acres

Zoning: RS-25 (SBMC Title 30)

Existing Use: Residential (Single Family Residence)

General Plan: Eucalyptus Hill

BAR Jurisdiction: HLC

Fire Sprinklers: NO

Construction Type: VB

High Fire: Yes

Proposed Square Footages:	Net:	Gross:
(E) Residence	= 5,315 sq. ft.	5,659 sq. ft.
(E) Garage	= 0 sq. ft.	0 sq. ft.
(N) 1st fl. Addition	= 911 sq. ft.	985 sq. ft.
(N) 1st Fl. Total	= 6,226 sq. ft.	6,644 sq. ft.
(N) 2nd fl. Addition	= 795 sq. ft.	914 sq. ft.
(N) Residence Total	= 7,021 sq. ft.	7,558 sq. ft.
(E) Accessory structure	= 694 sq. ft.	720 sq. ft.
2nd fl. Terrace	=	185 sq. ft.
(N) Garage	= 956 sq. ft.	898 sq. ft.
Demo	=	402 sq. ft.
Remodel area	=	xxxx sq. ft.

Parking:
 Existing: 0 covered, 2 uncovered
 Required: 2 covered
 Provided: 3 covered, 4 uncovered

Grading Calculations:
 Grading outside building envelopes:
 Cut: xxx cu. yds.
 Import: x cu. yds.
 Fill: xx cu. yds.
 Export: xx cu. yds.

Total Import/export: xx cu. yds.

IMPERVIOUS (HARDSCAPE) SURFACES:

New or Replaced: xxxxx sq. ft.

NEW LANDSCAPE AREAS: xxxxx sq. ft.

RELATED PERMITS

BUILDING PERMIT:

GRADING:

LAND USE PERMIT :

FAR

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR per the Zoning Ordinance for "Required FAR" and the 80% max FAR per the Zoning Ordinance for "Required FAR". Additionally it will determine whether a FAR Modification is required. "Calculate FAR" calculation are as defined in the "Applicability" section of the Single Family Residence Design Guidelines, page 23-24.

The Net Lot Area does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed Total Net FAR Floor Area shall include the net floor area of all stories of all buildings, but may or may not include basement-level floor area. For further clarification on these definitions please refer to SBMC §28.15.020 & 30.300. This form has not yet been updated for current Title 30 zone designations, see SBMC §30.010 for corrections.

ENTER Project Address:	820 Cima Linda Rd.
Is there a basement or cellar existing or proposed?	Yes
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	7,021
ENTER Zone ONLY from drop-down list:	RS-25
ENTER Net Lot Area (in sq. ft.):	46,654
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	1.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.150
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.108
100% MAX FAR (in sq. ft.):	5,037
80% MAX FAR (in sq. ft.):	4,281
80% MAX FAR (in sq. ft.):	4,029
The 7012 square foot proposed total is 140% of the MAX FAR.*	

*NOTE: Percentage total is rounded up.
 **NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Discretionary".

Average Conversion Calculator

ENTER Acreage to convert to square footage:	1.57
Net Lot Area (in sq. ft.):	46609.2

PROJECT DESCRIPTION

The proposed project consists of 402 SF demolition of first floor area, demo existing swimming pool. Additions of 898 sf. on the first floor, and a 795 sf. second floor bedroom suite. The project also includes a new swimming pool spa, trellis and associated hardscape terrace.

APPLICABLE CODES:
 2019 California Residential Code (CRC)
 2019 California Building Code (CBC)
 2019 California Mechanical Code (CMC)
 2019 California Electrical Code (CEC)
 2019 California Plumbing Code (CPC)
 2019 California Energy Code
 2019 California Green Building Standards Code (CalGreen)

SHEET INDEX

ARCHITECTURAL

- G0 Dust Cover
- G1 Cover Sheet
- G2 FAR Study
- G3 Site Photos
- A1.0 Site Plan - Proposed
- A1.1 Site Plan - Existing
- A2.0 Floor Plan - Existing
- A2.1 1st Floor Plan - Proposed
- A2.2 2nd Floor Plan - Proposed
- A2.3 Roof Plan - Proposed
- A3.0 Elevations - Existing
- A3.1 Elevations - Proposed
- A3.2 Elevations - Existing
- A3.3 Elevations - Proposed

BEST MANAGEMENT PRACTICES

Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.

Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind or water.

SPECIAL INSPECTIONS

Special Inspections:

The Contractor shall notify the applicable consultant 24 hours in advance of reaching the following stages of construction:

Soils Engineer:
 • To inspect all footing excavation prior to steel and concrete placement

Engineer :
 • To inspect all footing excavation prior to steel and concrete placement
 • Footing reinforcing bars in place
 • Mix designs
 • Slab on grade reinforcing bars in place
 • Concrete placing operations
 • Compression tests
 • Masonry wall reinforcing in place
 • Masonry wall cleanouts clean and ready for inspection
 • Grouting operation
 • Wood framing completed, but not closed in
 • Structural steel erected and secured
 • Plywood nailing completed but not covered
 • All structural work completed

Special Deputy Inspections:
 • Shop welding
 • Field welding of structural steel (if applicable)

Architect:
 Periodic observation to verify construction is in accordance with the construction documents and specifications.

COVER SHEET

G1

SCALE: _____ DATE: 5/11/2022

SEPARATE PERMITS

- Pool, Spa, and related equipment.
- Photo Voltaic System.

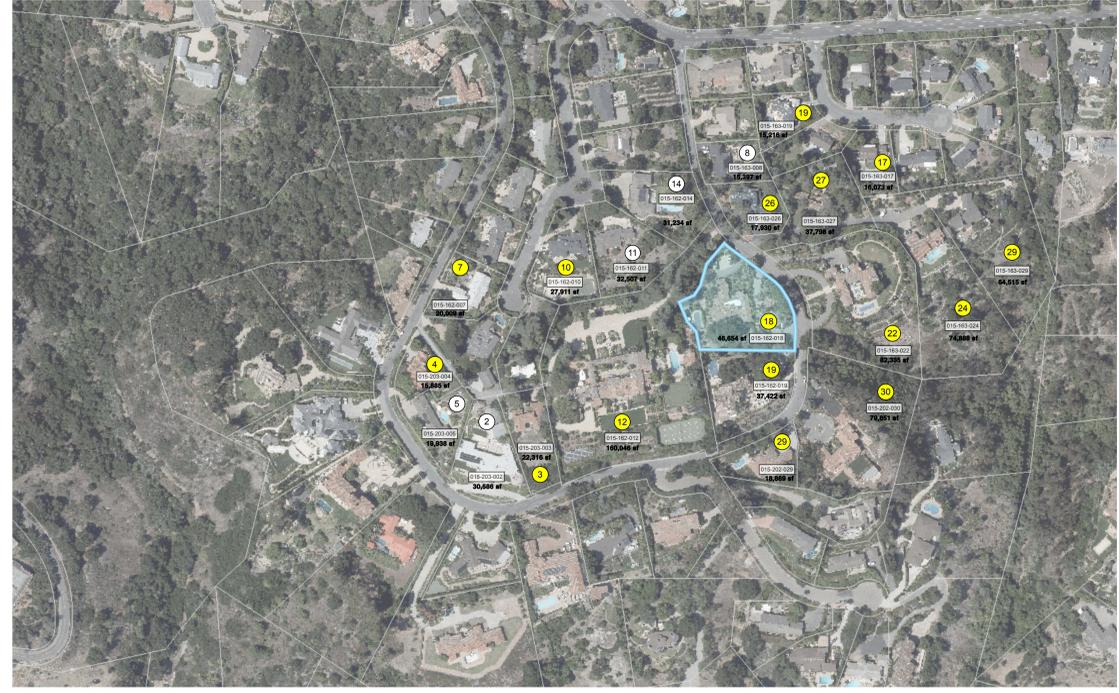
Casa LoBello

Addition + Remodel

820 Cima Linda Ln.
 Santa Barbara, 93108

[CONCEPT DESIGN] [NOT FOR CONSTRUCTION]

FAR COMPARISON - 20 CLOSEST LOTS



FAR COMPARISON

20 Closest Lots Data Ranked by FAR for: (ADDRESS)									
Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size in sq. ft.	Floors	House	Garage /Carport	Total	FAR	Rank
19 8 Augusta Ln.	City Street File	015-163-019	15,216	2	3,382	400	3,782	0.25	1 Largest
4 1046 Cima Linda Ln	City Street File	015-203-004	15,885	2	3,104	456	3,560	0.22	2
7 752 Woodland Dr.	City Street File	015-162-007	20,009	2	3,422	480	3,902	0.20	3
29 849 Cima Linda Ln.	City Street File	015-202-029	18,869	2	3,006	400	3,406	0.18	4
5 1030 Cima Linda Ln	City Street File	015-203-005	19,938	1	3,134	400	3,534	0.18	5
19 840 Cima Linda Ln	City Street File	015-162-019	37,422	2	6,015	600	6,615	0.18	6
18 820 Cima Linda Ln	City Street File	015-163-018	46,654	2	6,759	856	7,615	0.17	7
10 743 Woodland Dr.	City Street File	015-162-010	27,911	2	3,995	445	4,440	0.16	8
3 1048 Cima Linda Ln	City Street File	015-203-003	22,316	2	3,016	500	3,516	0.16	9
2 1010 Cima Linda Ln	City Street File	015-203-002	30,586	1	4,393	400	4,793	0.16	10
17 16 Augusta Ln.	City Street File	015-163-017	16,074	2	2,100	400	2,500	0.16	11
26 803 Cima Linda Ln.	City Street File	015-163-026	17,930	2	2,244	400	2,644	0.15	12
8 717 Cima Linda Ln.	City Street File	015-163-008	15,397	1	1,757	400	2,157	0.14	13
12 736 Cima Linda Ln	City Street File	015-162-012	160,046	2	17,882	1,071	18,953	0.12	14
14 729 Woodland Dr.	City Street File	015-162-014	31,234	1	2,439	444	2,883	0.09	15
27 805 Cima Linda Ln.	City Street File	015-163-027	37,799	2	2,789	400	3,189	0.08	16
30 841 Cima Linda Ln	City Street File	015-202-030	79,851	2	6,333	400	6,733	0.08	17
22 815 Cima Linda Ln.	City Street File	015-163-022	82,335	2	6,200	600	6,800	0.08	18
29 839 Cima Linda Ln.	City Street File	015-163-029	64,516	2	3,911	400	4,311	0.07	19
11 733 Woodland Dr.	City Street File	015-162-011	32,507	1	1,634	400	2,034	0.06	20
24 807 Cima Linda Ln.	City Street File	015-163-024	74,888	2	3,219	400	3,619	0.05	21 Smallest
Average/Mean Total of House + Garage Size (including project proposal):							4,804		
Average/Mean FAR (including project proposal):							0.14		

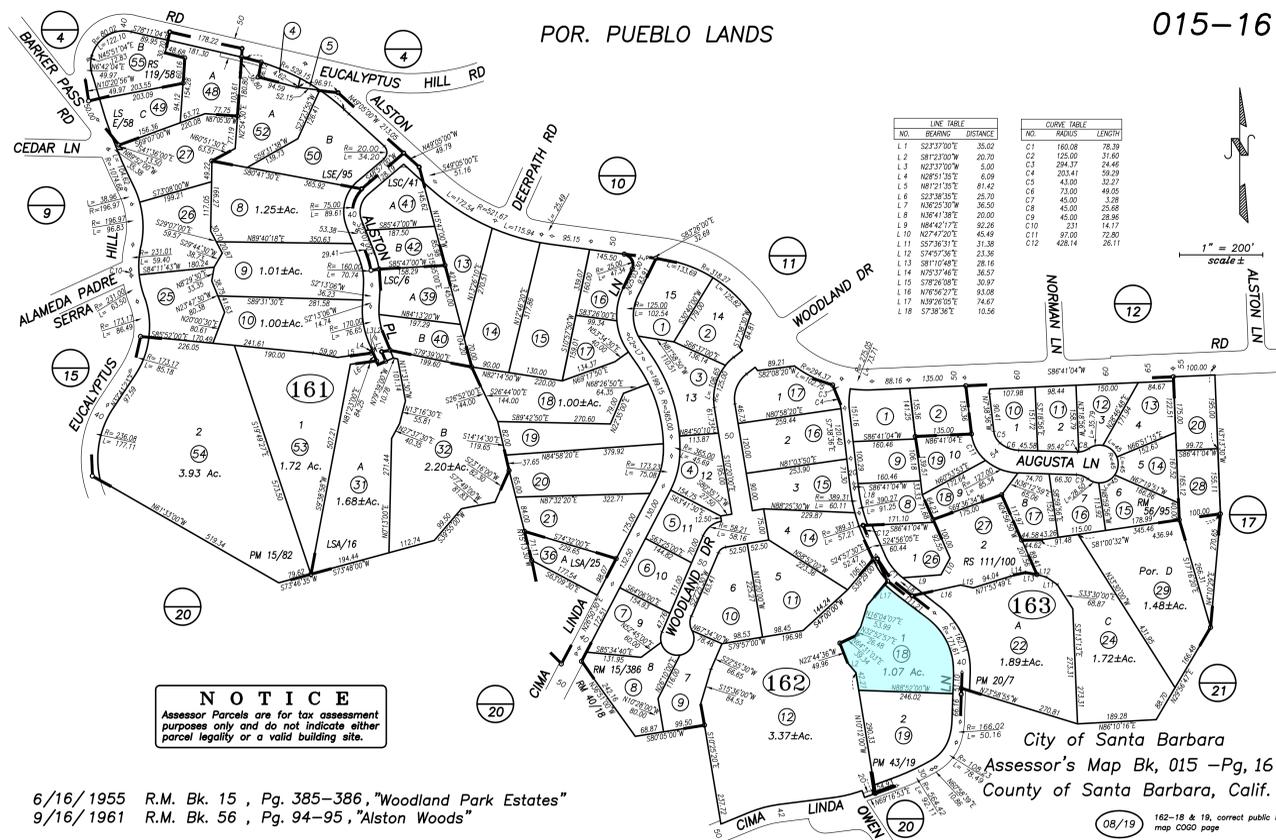
20 Closest Lots Data Ranked by Size for: (ADDRESS)									
Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size	Floors	House	Garage /Carport	Total	Rank	
12 736 Cima Linda Ln	City Street File	015-162-012	160,046	2	17,882	1,071	18,953	1	Largest
18 820 Cima Linda Ln	City Street File	015-163-018	46,654	2	6,759	856	7,615	2	
22 815 Cima Linda Ln.	City Street File	015-163-022	82,335	2	6,200	600	6,800	3	
30 841 Cima Linda Ln.	City Street File	015-202-030	79,851	2	6,333	400	6,733	4	
19 840 Cima Linda Ln	City Street File	015-162-019	37,422	2	6,015	600	6,615	5	
2 1010 Cima Linda Ln	City Street File	015-203-002	30,586	1	4,393	400	4,793	6	
10 743 Woodland Dr.	City Street File	015-162-010	27,911	2	3,995	445	4,440	7	
29 839 Cima Linda Ln.	City Street File	015-163-029	64,516	2	3,911	400	4,311	8	
7 752 Woodland Dr.	City Street File	015-162-007	20,009	2	3,422	480	3,902	9	
19 8 Augusta Ln.	City Street File	015-163-019	15,216	2	3,382	400	3,782	10	
24 807 Cima Linda Ln.	City Street File	015-163-024	74,888	2	3,219	400	3,619	11	
4 1046 Cima Linda Ln	City Street File	015-203-004	15,885	2	3,104	456	3,560	12	
5 1030 Cima Linda Ln	City Street File	015-203-005	19,938	1	3,134	400	3,534	13	
3 1048 Cima Linda Ln	City Street File	015-203-003	22,316	2	3,016	500	3,516	14	
29 849 Cima Linda Ln.	City Street File	015-202-029	18,869	2	3,006	400	3,406	15	
27 805 Cima Linda Ln.	City Street File	015-163-027	37,799	2	2,789	400	3,189	16	
14 729 Woodland Dr.	City Street File	015-162-014	31,234	1	2,439	444	2,883	17	
26 803 Cima Linda Ln	City Street File	015-163-026	17,930	2	2,244	400	2,644	18	
17 16 Augusta Ln.	City Street File	015-163-017	16,074	2	2,100	400	2,500	19	
8 717 Cima Linda Ln.	City Street File	015-163-008	15,397	1	1,757	400	2,157	20	
11 733 Woodland Dr.	City Street File	015-162-011	32,507	1	1,634	400	2,034	21 Smallest	
Average/Mean House Size (including project proposal):							4,804		

Casa LoBello

Addition + Remodel

820 Cima Linda Ln.
Santa Barbara, 93108

**[CONCEPT DESIGN]
[NOT FOR CONSTRUCTION]**



6/16/1955 R.M. Bk. 15 , Pg. 385-386, "Woodland Park Estates"
9/16/1961 R.M. Bk. 56 , Pg. 94-95, "Alston Woods"

FAR CALCULATOR

ENTER Project Address:	820 Cima Linda Rd.
Is there a basement or cellar existing or proposed?	Yes
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	7,715
ENTER Zone ONLY from drop-down list:	OTHER
ENTER Net Lot Area (in sq. ft.):	46,654
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	5.80%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.165
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.108
100% MAX FAR (in sq. ft.):	5,037
85% of MAX FAR (in sq. ft.):	4,281
80% of MAX FAR (in sq. ft.):	4,029
The 7,715 square foot proposed total is 153% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.
**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

JOB NUMBER
21109

PIC PA PH TEAM
MS GD GM

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MILESTONES / SUBMITTALS	DESCRIPTION	DATE
HLC-conceptual		3/10/22
HLC Concept Re-submittal		5/11/22

REVISIONS	No.	DESCRIPTION	DATE

FAR Study

G2

SCALE: _____ DATE: 5/11/2022

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



Casa LoBello

Addition + Remodel

820 Cima Linda Ln.
Santa Barbara, 93108

[CONCEPT DESIGN]
[NOT FOR CONSTRUCTION]



Aerial view towards ocean

01



View towards entry gate

02



Main entry, looking towards East Elevation

03



View towards front garden, looking East

04



View towards South elevation

05



View of garden vestibule, at South elevation

06



Corbel Detail, at South elevation

07



Partial West elevation

08



View towards West elevation

09



View of Partial East Elevation

10



View towards North Elevation

11



View of Partial North Elevation

12



View of North East Courtyard

13

JOB NUMBER
21109

PIC	PA	PM	TEAM
MS	GD	GM	

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
HLC-conceptual	3/10/22
HLC Concept Re-Submittal	5/11/22

REVISIONS

No.	DESCRIPTION	DATE

Site Photos

G3

SCALE: DATE: 5/11/2022

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)





CIMA LINDA LN.

(E)
ACCESORY
STRUCTURE

(E)
SINGLE FAMILY
RESIDENCE



Site Plan - Existing
A1.0

DESIGNARC



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820 Cima Linda Ln. Santa Barbara, 93108

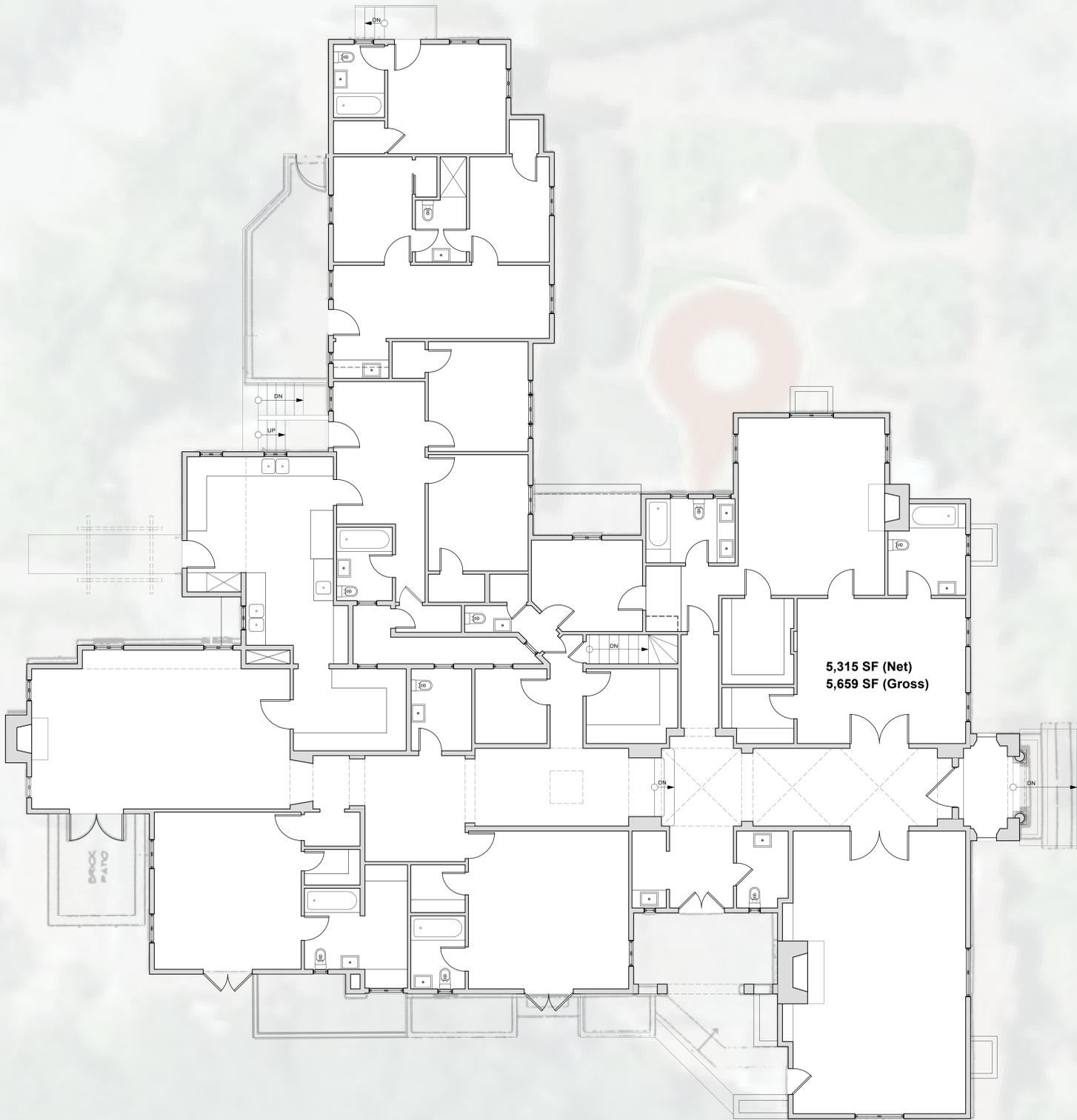
Site Plan - Proposed
A1.1



1" = 10'
5/11/2022

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(E)
ACCESSORY
STRUCTURE
694 SF (Net)
750 SF (Gross)



5,315 SF (Net)
5,659 SF (Gross)

BACK
PATIO



Casa LoBello

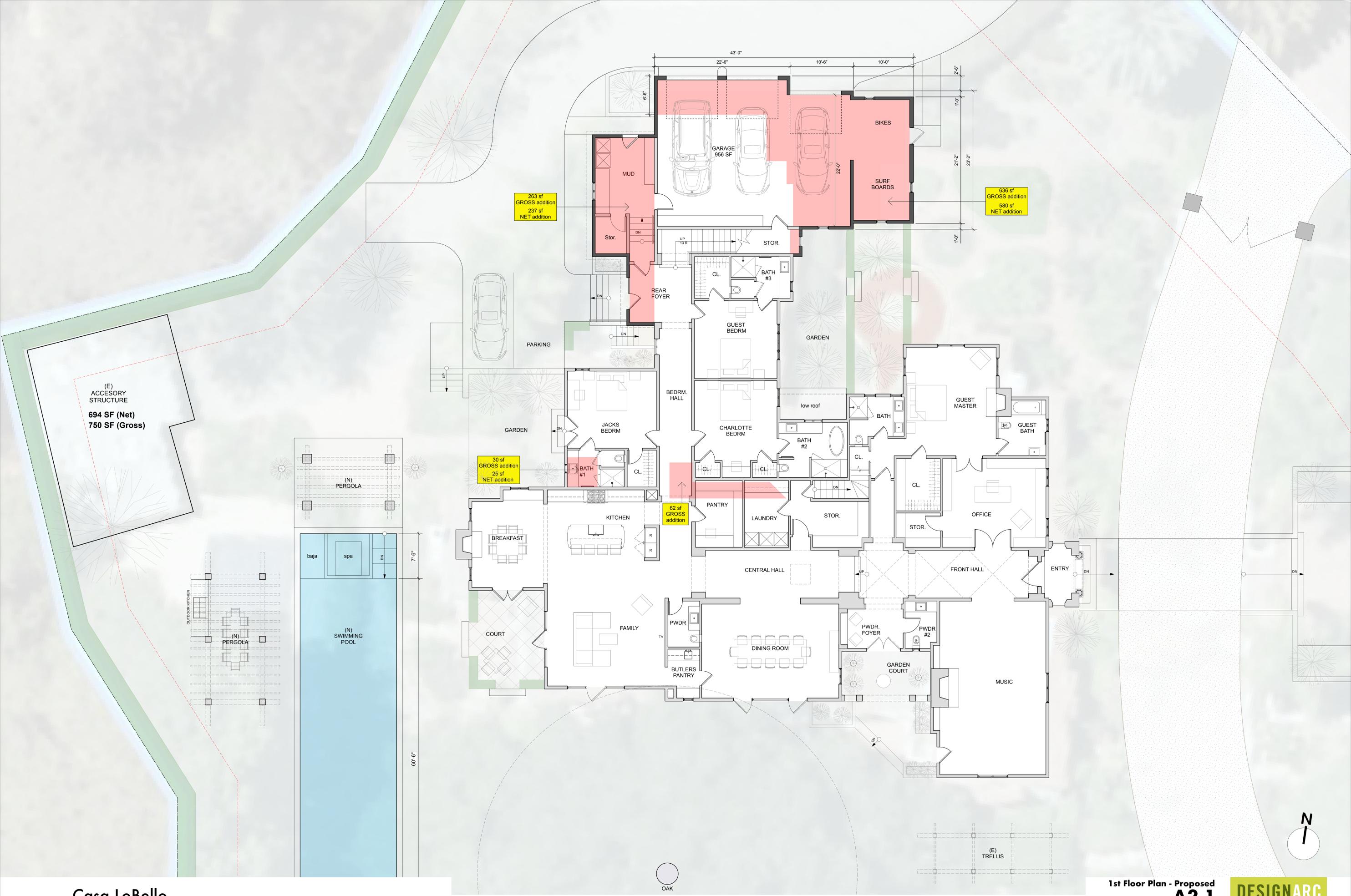
820 Cima Linda Ln. Santa Barbara, 93108

Floor Plan - Existing
A2.0



3/16" = 1'-0"
5/11/2022

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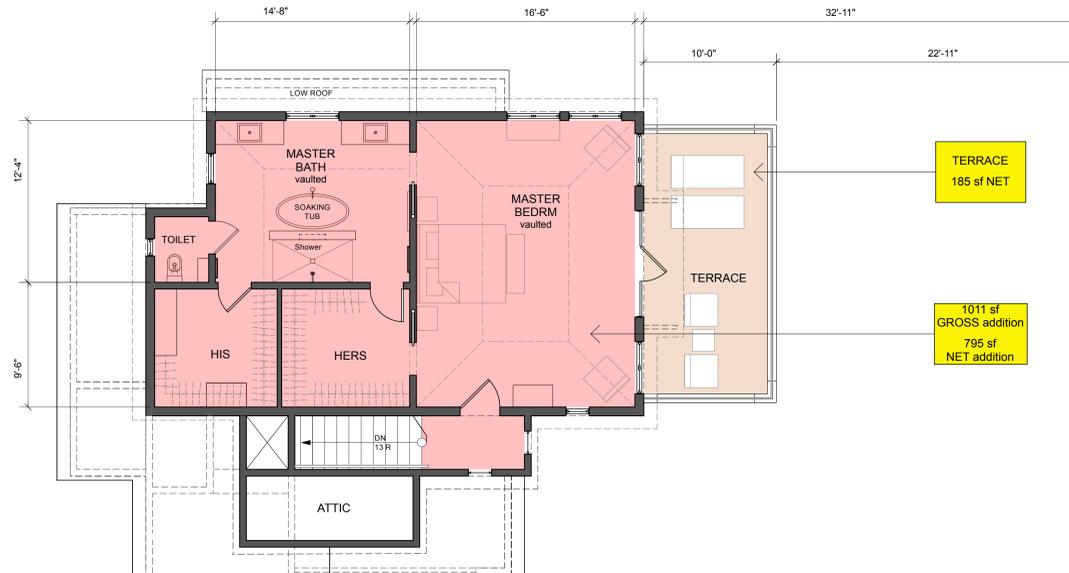
820 Cima Linda Ln. Santa Barbara, 93108

**1st Floor Plan - Proposed
A2.1**



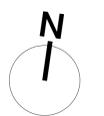
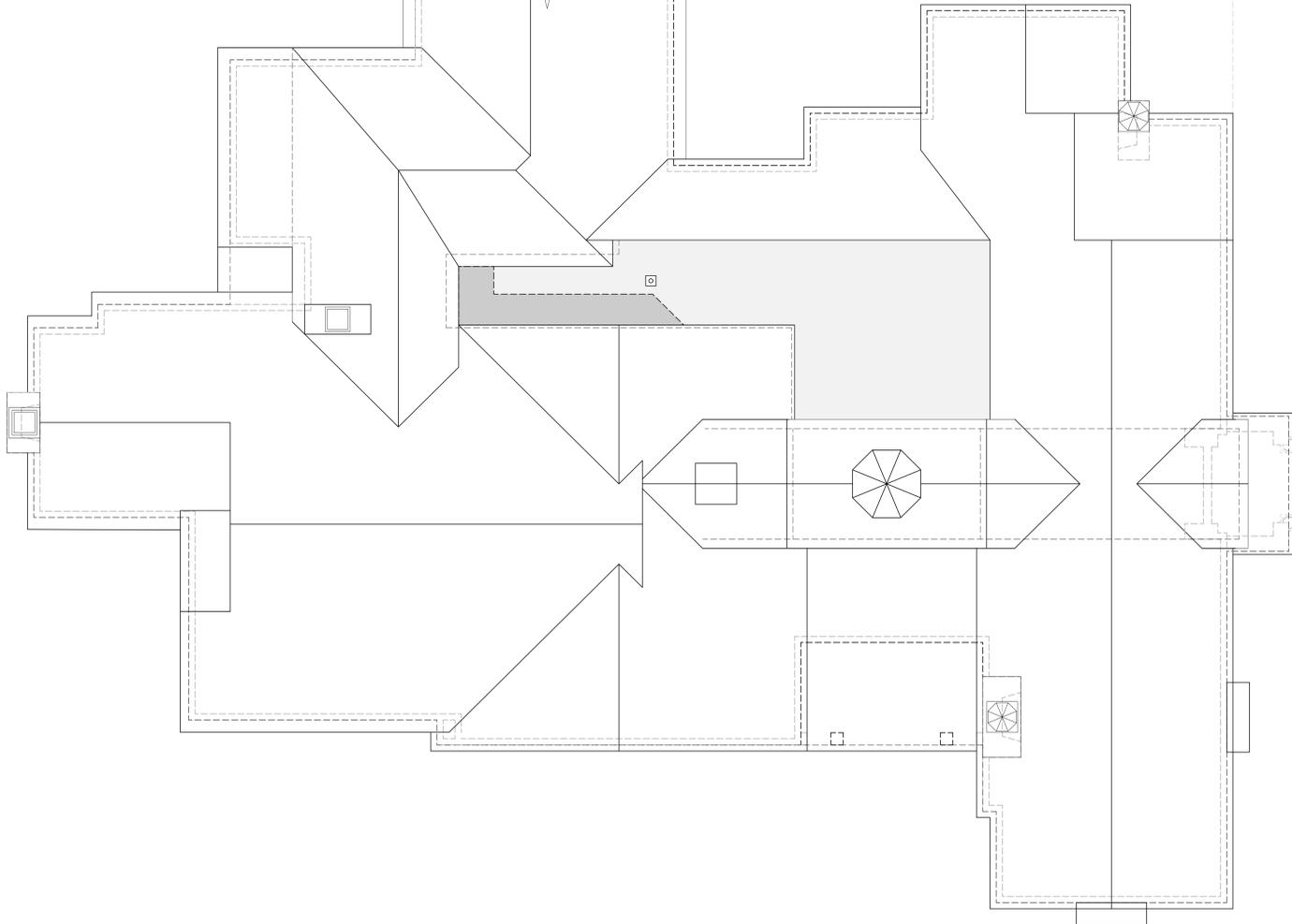
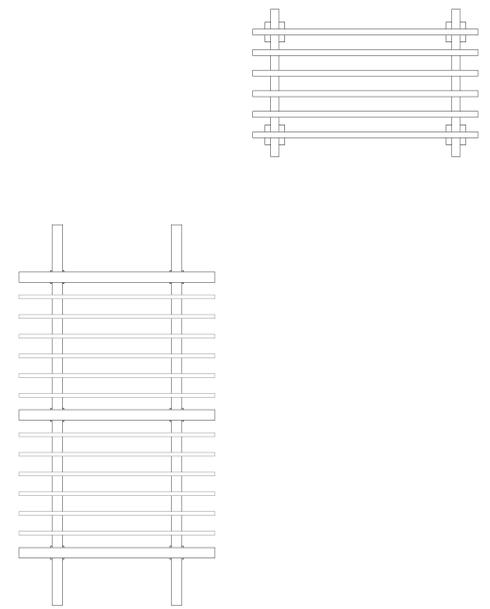
3/16" = 1'-0"
5/11/2022

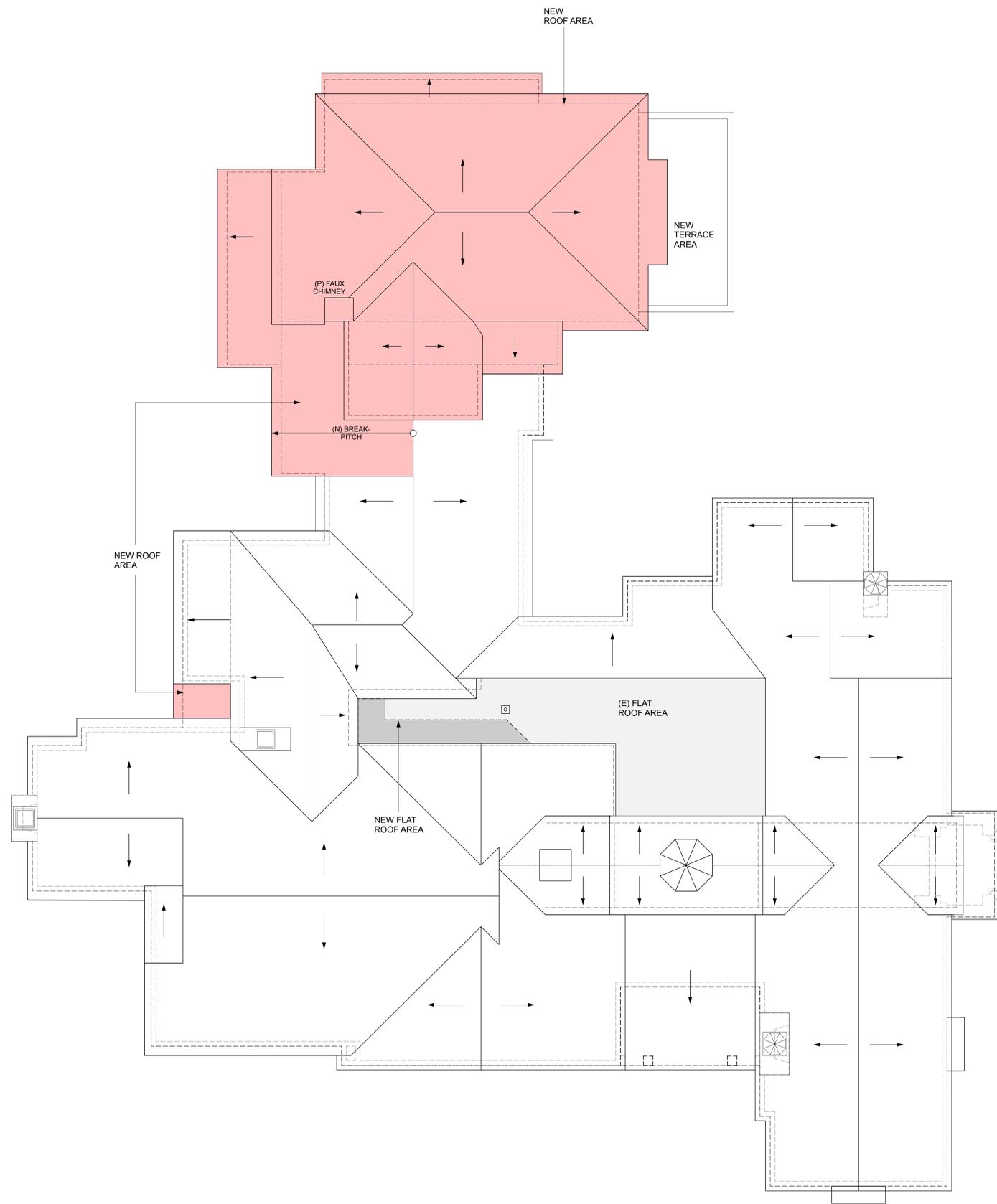
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TERRACE
185 sf NET

1011 sf GROSS addition
795 sf NET addition







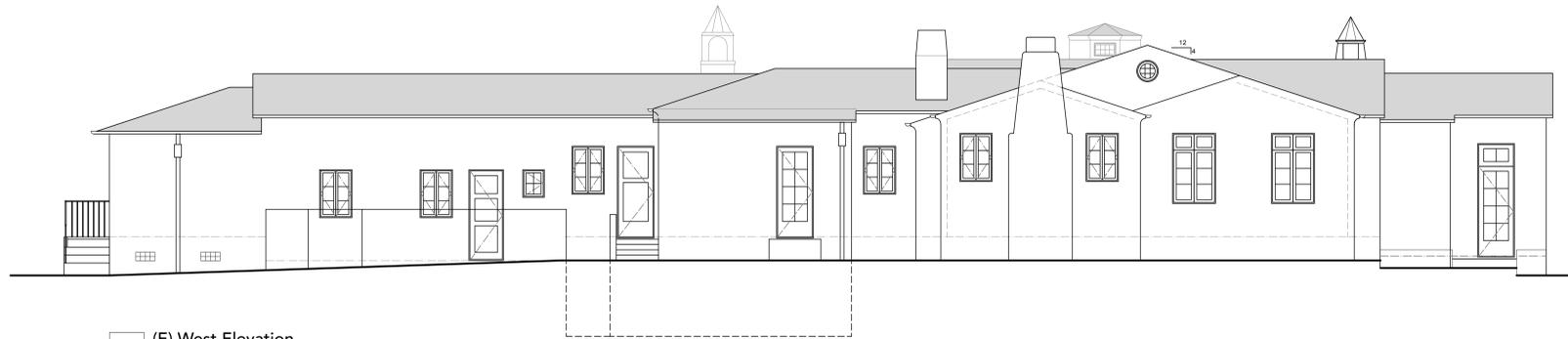
1 (E) East Elevation
Scale: 3/16" = 1'-0"



2 (E) East Elevation/Section
Scale: 3/16" = 1'-0"



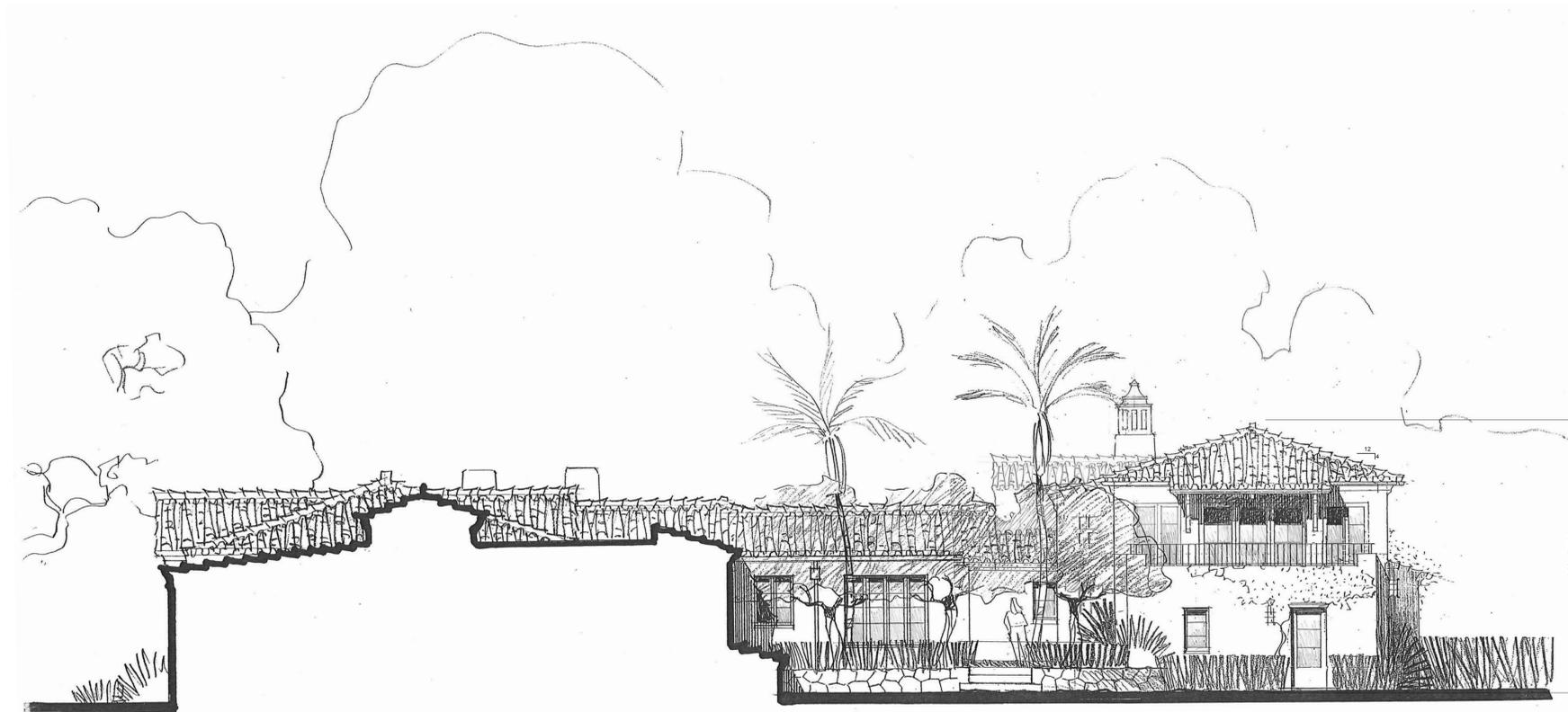
1 (E) North Elevation
Scale: 3/16" = 1'-0"



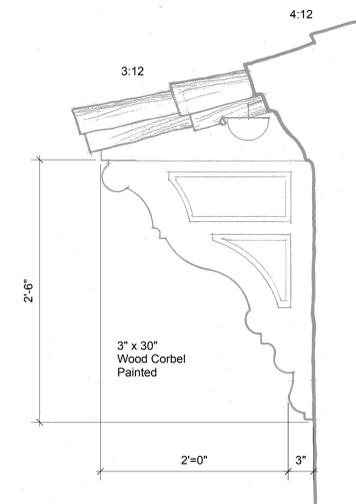
2 (E) West Elevation
Scale: 3/16" = 1'-0"



1 (P) East Elevation
Scale: 3/16" = 1'-0"



2 (P) East Elevation/Section
Scale: 3/16" = 1'-0"



3 Roof Bracket Detail
Scale: 1 1/2" = 1'-0"



3 (P) North Elevation
Scale: 3/16" = 1'-0"



4 (P) West Elevation
Scale: 3/16" = 1'-0"